

AN ARCHITECTURAL AND HISTORICAL SURVEY OF
ONE-HUNDRED-AND-ONE SELECTED SITES IN
THE TOWN OF GREECE

Monroe County, New York

Conducted by
The Landmark Society of Western New York, Inc.

Project Completed

June, 1995

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THE PROJECT SUMMARY

The historic resources survey of 101 properties in the town of Greece was undertaken by the Landmark Society of Western New York beginning in April, 1994 and concluding in April, 1995. **The survey was limited to 101 properties due to budgetary constraints and should in no way imply that all historic pre-1952 properties worthy of being documented are covered by this survey.** According to estimates made during the proposal stage of this project in early 1994, nearly 400 pre-1952 properties were reviewed for inclusion in the survey. This survey covers only approximately one-fourth of that number leaving three-fourths of the historic resources in the town of Greece undocumented.

It is hoped that this completed survey will serve as base documentation to substantiate requests for funding for further survey work and the identification of additional significant historic resources.

PRELIMINARY INVESTIGATION

The Greece Historic Site Survey of 101 pre-1952 buildings and sites was initiated in April, 1994. The Landmark Society staff reviewed potential sites with the assistance of Curt Rossow, town planner and the Greece Historic Sites Inventory Advisory Committee, whose members were Greece residents: Arthur Beane, Greece Historical Society; Harry Doty; William Pollok, town planning board; Marty Mincella, deputy town supervisor; and Virginia Tomkiewicz, town historian.

Originally, the committee was to review potential sites that dated from pre-1945. This was based on the National Park Service's guidelines that define historic resources as principally those properties that are 50 or more years old. There were, however, several significant sites that were not yet 50 years old, but were notable examples of mid-20th-century architecture. These post-1945 sites, therefore, were included in the study.

The preliminary investigation was completed in August, 1994 and included a historic overview of the development of the town of Greece, a windshield survey of town roads and a map review.

Selection of 101 Properties for Study

The selection of the properties for survey was made by the Greece Historic Sites Inventory Advisory Committee, working in conjunction with Curt Rossow and Landmark Society staff. In a series of meetings, nearly 400 sites were reviewed via slides by committee members and Landmark Society staff.

Additional discussions and site visits were included in the review process. The final list of 101 historic sites was compiled by August, 1994.

Historic Overview

The period of significance used for this historic sites survey is 1800 to 1945. This time period allows the study of the social and economic influences upon the town's historic sites up to the conclusion of World War II. After World War II, settlement patterns and socio-economic trends changed dramatically in both the local and national contexts, providing an appropriate terminus for the study. In selecting the 101 properties for this study, however, there were several distinctive properties reviewed whose dates of construction extend into the late 1940s and early 1950s. Because of the exceptional architectural and/or historical merit of these buildings, they were also included in this study.

Windshield Survey

During the Spring of 1994, a windshield survey of structures along the town roads was completed. Each roadway in the town was traveled and historic properties were noted. The original list of nearly 400 recommended sites was devised based on this survey and other sources. The revised list contained 101 pre-1952 sites to be intensively surveyed in the town.

THE SURVEY METHODOLOGY

INFORMATION COLLECTED

Information collected on the 101 selected properties conformed with the New York State Office of Parks, Recreation and Historic Preservation, Bureau of Historic Preservation form titled Building Structure Inventory Form. A sample form is attached as Appendix A.

The blue form, as the form is most well known, is divided into three sections: Identification, Description, and Significance. The first section deals with the identification of the building, by address and of the owner. Original and current use are also part of the first section.

The second section, "Description," is the place for observations about the property recorded from the field. The types of catalogued information included building material, structural systems, condition, integrity, threats to the property, surrounding of the building, related buildings and landscape features, and the interrelationship of building and surroundings.

The third section, "Significance," deals with information obtained through research. These items include date of construction, architect, builder, and other historical information. **The first paragraph of #20, "Historical and Architectural Importance" provides a summary of the architectural and historical significance of each of the properties surveyed.** Sources for the information are also recorded on the form.

Photographs

As a rule, photographs of each property were taken from the public right-of-way. Each survey sheet has a set of black and white photographs of the main structure on the property at each address. In some cases, photographs of barns and other outbuildings on the property were taken. These extra photographs depended on the position of the outbuildings and whether the photographer had access to the property.

Base Maps

The map chosen as the base map for siting the 101 surveyed properties is the Town of Greece, Monroe County, New York Map, scale: 1 inch = 2,000 feet, prepared by the Office of Planning, Department of Community Development, Town of Greece. Property lines shown are as of June 15, 1989. The unique site number assigned to all surveyed sites was placed on the base maps for identification purposes.

RESULTS - ANALYSIS OF FINDINGS

The analysis of building types has identified structures which are primarily in the following categories: farmsteads, individual residences, schools, hotels, transportational structures, churches, governmental buildings, a retail building, a recreational building, an industrial complex, and a cemetery gatehouse. Structures associated with farmsteads included: residences, barns, sheds, silos, wells, smokehouses, hen houses, milk houses, corn cribs, privies, and carriage houses.

GROUPINGS - USE

AGRICULTURAL RESOURCES

Land in the town of Greece is generally related to agriculture. A predominant number of the inventoried buildings in the survey represent this trend. This activity generated many special use building types relating to the type of agriculture practiced on site. Survey sheets notate numbers and types of outbuildings present on the inventoried properties.

Residences

Many of the houses surveyed for this project are currently located on agricultural property or were at one time farm houses. Stylistically, these houses range from very high style to vernacular buildings and span the entire period of the survey, 1800 through 1952. Houses located on farm properties have been included in the analysis of all residential properties in this survey.

Barns

Barns can be categorized into groups relating to physical characteristics such as roof shape, entrance placement and relationship to earth. Common roof shapes for barns in the Greece survey included gable and gambrel shapes. Entrances on the side of the barn are called English barns while an end entrance denotes a Dutch barn. Some barns are two levels high with a dirt ramp leading to a side entrance. These banked barns are usually associated with livestock husbandry.

Thirty-one of the properties surveyed had at least one barn standing on the site. Photographs and descriptions of most barns are indicated on the survey forms. A list of addresses for the 31 properties with barns is included; see Appendix C.

Other Outbuildings

Other outbuildings present in the survey included buildings associated with the residential function such as tenant houses, smokehouses, wells, carriage barns and privies. Others related more directly with farming activities such as silos, milk houses, corn cribs and hen houses. Masonry (stone and/or brick) smoke houses survive on several properties: 149 North Greece Road, 289 North Greece Road, and 118 Payne Beach Road. The farm complexes that represent the best collections of outbuildings in the survey are at 491 Island Cottage Road, 132 Gates Greece Town Line Road, and 64 Payne Beach Road.

There are numerous other historic farm properties in Greece that retain significant complexes of barns and outbuildings. With the intensive suburban development in the town and the demolition of this type of agricultural complex, these properties should be photographed and recorded before they are lost.

DOMESTIC RESOURCES

In the early- and mid-20th century, suburban development began in the town of Greece, due to improved roads, improved transportation, and proximity to the city. A number of the inventoried buildings in the survey represent this trend.

Residences

Twenty-five of the houses surveyed for this project were constructed as individual residences (not part of a farm) between the early 1900s and 1952. Stylistically, these houses range from high style to vernacular buildings and span the entire period of the era, 1900 to 1952. Styles include Queen Anne, Colonial Revival, Neo-Classical, Craftsman/Bungalow, Spanish Eclectic, Tudor Revival, International and Moderne.

One of the most distinctive examples of early-20th-century suburban development is the former Elm Tree Farm at 710 Latta Road. The town's only example of an early-20th-century estate, this c. 1902 complex of Neo-Classical mansion and outbuildings was constructed by Arthur Yates, owner of Yates Coal Company and the Rochester, Buffalo, and Pittsburgh Railroad.

A notable residential area in the town is Edgemere Drive, from the city line and west to Dewey Avenue. Located along the lakeshore, this potential historic district was initially developed in the 1920s-'30s as one of the most distinctive and picturesque residential neighborhoods in the county.

Hotels

Two hotel buildings were identified in the survey: the former Island Cottage Hotel, 953 Edgemere Dr. and the DeMay Hotel, 3561 Latta Rd. The Island Cottage Hotel is the most intact of the three remaining turn-of-the-century shoreline hotels in the town. Once more numerous, these hotels have been either greatly remodeled or lost through demolition or fire. Both the Grove House and the Edgewater Hotel have been extensively remodeled; the Edgewater is scheduled for demolition (to be replaced with four houses). The DeMay Hotel, built in 1909, is a significant example of an early-20th-century hotel built at the crossroads of a community, the hamlet of North Greece. Rural commercial buildings such as the DeMay Hotel are increasingly rare.

Institutional

Three buildings on the campus of St. Joseph's Villa, 3300 Dewey Ave., have been included in the survey. The three buildings date from c. 1902-1924, when the property was the Clark family estate (the main house is no longer extant). Also on the campus is a group of 1940s, brick, residential "cottages" constructed in the Tudor Revival style. Although they were not included in this survey, these handsome residences appear to be architect-designed and are significant historic resources in the town.

EDUCATIONAL RESOURCES

Three educational buildings were identified in the survey, dating from mid-nineteenth to the early-twentieth centuries: 392 Elmgrove Rd., 463 Elmgrove Rd., and 71 Maiden Lane. In the 1950s, the Greece School system centralized and two of the buildings were sold as private residences. One of the three buildings - the Barnard School at 71 Maiden Lane - was expanded through the addition of a wing and is still used as an elementary school. The characteristic mid-19th and early-20th century appearances of 392 and 463 Elmgrove Road, now used as residences, remain evident.

RELIGIOUS RESOURCES

Two religious buildings were identified in the survey: the former Our Mother of Sorrows Catholic Church on Latta Road and the former St. John the Evangelist Catholic Church on Ridge Road West. Now the Paddy Hill Library, the former Our Mother of Sorrows Church is listed in the State and National Registers of Historic Places. **At present, it is the only property in the town to have official landmark designation.** The former St. John the Evangelist Catholic Church is an imposing stone building and one of the few surviving, late-19th-century, rural churches in the region constructed of Medina stone masonry.

GOVERNMENTAL RESOURCES

Two governmental buildings were identified in the historic sites survey. Greece Memorial Hall, 2505 Ridge Road West, has served as the town hall since its construction in 1919. A sophisticated design in the Neo-Classical style, it is one of the most distinctive, early-20th-century town hall buildings in the county. The Barnard Fire House Number 1, 3084 Dewey Avenue is unique in the town: a 1920s fire station designed in the Tudor Revival style to blend in with its residential surroundings. Its only other counterparts in the county are three Tudor Revival-style fire houses in the town of Brighton, where one fire house is to be demolished and the other two have been greatly altered.

COMMERCIAL RESOURCES

One commercial building, the former Phelps Store, 631 North Greece Rd., was identified in the survey. Constructed c. 1850-52, it is a rare surviving example of a 19th-century commercial building in the town. At present, it is undergoing renovation for continued use as a commercial building.

INDUSTRIAL RESOURCES

One industrial site, the former Odenbach Shipbuilding Corporation at 4800 Dewey Ave., was identified in the survey. Constructed in the late 1930s, this imposing site is a rare surviving example of a World War II industrial complex. It is unique in Monroe County. Its significance as a historical resource extends beyond the town level, due to the rarity of this type of site in the region.

RECREATIONAL RESOURCES

One recreational site was identified in the survey: the former Elmheart Hotel Dance Hall at 1 Manitou Beach Road. The only surviving example of the turn-of-the-century shoreline development (hotels, amusement park) at Manitou Beach, the former Dance Hall was destroyed by fire on May 19, 1995.

FUNERARY RESOURCES

One funerary resource was identified in the survey: the gatehouse to Britton Road Cemetery, 188 Britton Road. Constructed c. 1924, this American Foursquare-style gatehouse with its decorative iron fence/gate is unique in the county. Most cemetery gatehouses date from the 19th century; this is one of the few to have been constructed in the early-20th century.

There are a number of other historic cemeteries in the town of Greece, such as Falls Cemetery on Latona Road, that were not included in this survey (due to budget constraints). They, however, should be photographed and recorded at a future time.

TRANSPORTATIONAL RESOURCES

One transportational resource was identified in this survey: the former Erie Canal junction lock and culvert, located between 2861 and 2713 Ridgeway Avenue. This c. 1918 structure is of high historical significance and is unique in the county. The interpretive/recreational development of this site has great potential.

Other Erie Canal-related resources remain extant in the town of Greece. Remnants of the original canal bed are located to the northeast of the Junction Lock, adjacent to Ridgeway Avenue, and on the east side of Long Pond Road, opposite Park Ridge Hospital campus. An inventory of the town's Erie Canal sites should be considered.

GROUPINGS - CONSTRUCTION TYPES

Cobblestone Construction

Cobblestone construction does not refer to a style of architecture, rather a type of masonry construction which displays a veneer of small river stones set in rows, sometimes with decorative mortar joints. Smaller stones were used for the main elevation while larger stones were used for the rest of the building. Cobblestone construction was popular during the 1820s to 1850s in the western New York region. This important regional construction technique was associated with the era during which the Erie Canal was constructed through western New York.

Five surviving cobblestone buildings in the town of Greece were included in this survey project. Located at **543 Mill Road, 149 North Greece Road, 978 North Greece Road, and 4350 Ridge Road West**, these buildings were constructed between 1832 and 1852. Of the Greek Revival style, the houses at 978 North Greece Road and 149 North Greece Road are the most elaborate examples of cobblestone construction in Greece. The property at 149 North Greece Road also has a cobblestone smokehouse. The houses at 543 Mill Road and 4350 Ridge Road West are vernacular in style and have had contemporary additions to the rear of the buildings.

A sixth cobblestone structure is located in the town. Although not included in the survey, it is worth noting, because of the rarity of cobblestone construction in Greece. It is the one-story, gable-roofed north wing on the much-remodeled, frame house at **928-930 Long Pond Road**. This cobblestone wing is distinguished by cut stone quoins and gable-end returns. The exact origin of this structure has not been determined. It may have been an addition onto the original house or it may have been an outbuilding later connected to the house by means of the adjacent frame section.

Brick Construction

Seventeen buildings of brick construction were identified in the survey. Twelve of these buildings date from the 19th century: ten houses, one church, and one school. The remaining five buildings date from the early-20th century: one house, two schools, one cemetery gatehouse, and the town hall. See Appendix D for a complete list of addresses.

The most distinguished examples of 19th-century brick buildings in the town include **Paddy Hill Library at 1785 Latta Road, 981 Latta Road, 550 Latona Road, 3349 Ridge Road West, and the Ridgemont Country Club at 3717 Ridge Road West.**

The Greece Memorial Town Hall at **2505 Ridge Road West** is the town's most sophisticated example of an early-20th-century brick building.

Brick construction is not a common building method in our northeast region, where wood frame buildings predominate. Examples of brick construction from the 19th and early-20th centuries are becoming more rare as development often replaces these buildings with new construction. An important example of a 19th-century brick farmhouse at 777 Long Pond Road, originally to be included in this study, was demolished prior to the start of this project. Another important brick residence at 3550 Ridge Road West is also on a site scheduled for redevelopment.

Fieldstone Construction

Three buildings of fieldstone construction were identified in the survey. These buildings are located at **1563 Long Pond Road**, **2390 Ridge Road West** and **999 Long Pond Road** (the rear wing). Their construction dates range from the 1830s to 1875. The most distinctive example of this construction type is the former St. John the Evangelist Church building at 2390 Ridge Road West. Constructed in 1875, it is a rare example in our region of a rural, Medina stone masonry church. In general, fieldstone masonry buildings are increasingly rare and, therefore, are considered to be of high significance.

WOOD CONSTRUCTION

The 70 buildings of frame construction fall into the category of wood frame construction. Most wood frame construction falls into two categories: timber framing and balloon framing.

Timber frame construction, the practice of using heavy solid, hewn beams fastened together with mortise and tenon joints secured by wooden pins, is the predominant construction technique on the oldest houses. The dense forests of the region plentifully provided raw materials for this type of construction which continued to be used in this area past the invention of the balloon framing technique in 1832.

The technique of balloon framing was popularized in the mid-nineteenth century because of the access to inexpensive materials including standardize lumber and machine cut nails.

Stucco Construction

"Stucco" is a type of exterior plaster applied as a two-or-three part coating directly onto masonry or applied over a wood frame structure. It is primarily used on residential buildings and relatively small-scale commercial structures.

The introduction of many revival styles of architecture around the turn of the twentieth century, combined with the improvement and increased availability of portland cement resulted in a "craze" for stucco as a building material in the United States. Beginning about 1890 and gaining momentum into the 1930s and 1940s, stucco was associated with certain historic architectural styles, including Art Moderne, Art Deco, Spanish Eclectic, Mediterranean, Colonial and Tudor Revival styles, as well as Craftsman/bungalow and American Foursquare. The fad for Spanish Colonial Revival was especially important in furthering stucco as a building material in the U.S. during this period, since stucco clearly looked like adobe.

Fourteen buildings of stucco construction were identified in the survey. Dating principally from the early-20th century, they are mostly of wood frame construction with an exterior veneer of stucco. The principal styles represented are Tudor Revival and Spanish Eclectic. The buildings include nine houses, one former church, one fire station, one barn, one chapel and one garage. A list of the addresses is included in Appendix E.

PERIODS OF CONSTRUCTION

Buildings surveyed were constructed between c. 1810 and 1952. Due to the process of selection and the small sample of buildings surveyed, in-depth statistical analysis of economic trends and building patterns in any meaningful way is precluded.

The breakdown of period of construction was as follows:

1810s - c. 1830	1
1831 - c. 1869	40
1870 - c. 1899	18
1900 - c. 1924	20
1925 - c. 1952	<u>22</u>
TOTAL:	101

While the exact date of construction was unknown for the majority of properties surveyed, approximate dates could be derived by evaluating construction techniques, architectural styles and historic research.

BUILDING STYLES

Stylistically, the buildings surveyed were mostly vernacular, meaning architectural detailing and style were not heavily used. Of the 101 properties surveyed, 42 were identified by the surveyors as vernacular. The other 59 surveyed buildings represent a variety of architectural styles popular in the nineteenth and early twentieth centuries. Building styles represented in the survey included:

Federal	4
Greek Revival	10
Gothic Revival	1
Italianate	6
Romanesque Revival	1
Queen Anne	5
Neo-Classical	3
Colonial Revival	10
American Foursquare	3
Craftsman	1
Bungalow	3
Tudor Revival	6
Spanish Eclectic	4
Modernistic	1
International	1
Vernacular - all periods	<u>42</u>
TOTAL:	101

The Federal and Greek Revival styles represent the earliest era of development in Greece. Few unaltered buildings from this early 19th-century period remain in the town. One of the most distinctive examples is the brick house at 3550 Ridge Road West. This Greek Revival-style residence has been rated a "Red minus" - of highest architectural and historical significance. Of particular note is its handsome front doorway and surrounding Greek Revival enframement, which are unique in the town. With its elaborate design and delicately carved detailing, this doorway/enframement represents **the most sophisticated example of a mid-19th-century, Greek Revival entrance in the town.** The future of the house is not certain, as it is located on a site zoned for commercial development. Every effort should be made to retain this building and, in particular, this important doorway.

See Appendix B for an illustrated guide to historic architectural styles.

STYLISTIC INTEGRITY

Integrity in this sense refers to the historic appearance of the building being maintained. Changes to structures effect the integrity in differing degrees. Additions, alteration, changing of windows and doors, and the application of replacement siding are all examples of changes which effect integrity.

Of the 101 surveyed properties, 31 were sided with non-original materials. These replacement sidings include asphalt, asbestos shingles, vinyl, and aluminum.

This type of major change in the appearance of surveyed buildings effected the ratings assigned. The use of synthetic replacement siding on a historic building is considered a major alteration and, therefore, reduces the architectural and historical significance of that property.

RATING THE SURVEY

THE RATING SYSTEM

The Landmark Society of Western New York has utilized the services of an outside "expert" to rate properties identified in survey projects for the last twenty-five years. The rating system provides a basis of comparison for surveyed properties for their relative architectural merit in a county-wide and larger context. The ratings for this survey follow the basic format of color coding. Because of the rigorous selection process for the surveyed buildings, only the top three categories of color coding were used: red, green and yellow. The definition of each rating is as follows:

- RED** = Extremely high merit and of the highest importance to the entire town; should be inviolate and retained for posterity.
- GREEN** = Of the utmost importance to the surrounding area; should be saved.
- YELLOW** = As a group, these are equally important as a high-rated individual structure and should be preserved because they enhance the significant structures by harmonizing with them or because, as a group, they make up a streetscape or district worth saving.
- +** = Of relatively high architectural merit within its color category. May be awarded on basis of condition, setting, associated outbuildings or lack of modification.
- = Of relatively lower architectural merit within its color category. May be awarded on basis of condition, insensitive alteration or application of replacement siding.

In December, 1994 the ratings of the buildings included in this survey were completed. Mr. Paul Malo, Professor of Architecture (emeritus), at Syracuse University reviewed and rated the buildings. Professor Malo has written books on historic architecture in Monroe County, as well as in other areas of the state. He has been called upon to rate other Monroe County architectural surveys undertaken by the Landmark Society for the last twenty-five years.

The general results were as follows:

Breakdown of Final Ratings

Red +	0
Red	20
Red -	20
Green +	41
Green	18
Green -	1
Yellow	<u>1</u>
Total	101

A listing of addresses with specific ratings assigned are attached as Appendix B.

RECOMMENDATIONS

DESIGNATION PROGRAMS:

THE NATIONAL REGISTER OF HISTORIC PLACES PROGRAM

The National Register of Historic Places is a program of the federal government to identify buildings, sites, structures, objects and districts considered to be worthy of preservation. This program is administered at the state level by the State Historic Preservation Office designated in each state. In our state this program is run by the Field Services Bureau of the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP). The state was divided up into 12 regions by the Field Services Bureau with designated staff to act as first point of information about federal and state preservation programs. More detailed information about these programs can be obtained from Elizabeth Johnson, the NYSOPRHP staff person assigned to this part of the state. She can be reached at: NYS Historic Preservation Field Services Bureau, Peebles Island, P. O. Box 189, Waterford, New York 12188-0189; telephone (518) 237-8643 extension 284.

Criteria for Listing

Eligibility for listing a property in the National Register of Historic Places is composed of three parts: age, architectural integrity and the four specific criteria for listing.

1. Unless of exceptional significance, a property must be fifty years of age or older.
2. The property must retain its architectural integrity. This requirement refers to the number of changes the property has gone through not in the historic period. In the case of a house, a rule of thumb could be that if the person associated with the property would recognize it, the building meets the integrity criteria. Conversely, too many changes cause the property to lose integrity.
3. One or more of the following criteria must be met:
 - A. Association with events that have made a significant contribution to the broad patterns of our history; or
 - B. Association with the lives of persons significant in our past; or

- C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded, or may be likely to yield, information important in prehistory or history.

Surveyed Properties Which Appear to Meet National Register Criteria

Presently, the former Our Mother of Sorrows Church (now Paddy Hill Library) at 1785 Latta Road is the only property in the town of Greece that is listed in the National Register of Historic Places. It was listed in 1989.

In the opinion of the surveyors, additional buildings and structures which appear to be eligible for listing in the National Register include:

Individually Eligible

491 Island Cottage Road - this farm complex retains an outstanding collection of outbuildings and as well as an architecturally distinctive, early-19th century, vernacular, brick, Greek Revival residence.

3084 Dewey Avenue - The Barnard Fire House Number 1 is an architecturally distinctive, early-20th century suburban fire house in the Tudor Revival style.

710 Latta Road - Built in 1902 as "Elm Tree Farm," this distinguished turn-of-the-century property includes an architecturally significant Neo-Classical residence, outbuildings and historic landscape features. Of great importance to the town, it is the only example of an early-20th-century estate in Greece.

981 Latta Road - This farm complex includes an architecturally significant, brick, Italianate residence, a gambrel barn and part of its original acreage.

3490 Latta Road - this monumental, early-19th century residence is the most distinctive example of a temple-front, Greek Revival house in the town. It also includes a number of its historic outbuildings and acreage.

3205 Mt. Read Boulevard - this architecturally significant Greek Revival house is one of the most sophisticated examples of Greek Revival architecture in the town.

289 North Greece Road - this farm retains many of its historic outbuildings, as well as an architecturally distinctive, 19th-century brick residence.

2505 Ridge Road West - built in 1919 as Greece Memorial Town Hall, this is a sophisticated example of early-20th-century architecture in the Neo-Classical style. It is one of the most distinctive town hall buildings in the county.

Thematic Group

Cobblestone architecture - the category of "thematic group" includes distinctive examples of specific types of construction. The cobblestone buildings located at **543 Mill Road, 149 & 978 North Greece Road, and 4350 Ridge Road West** are historically and architecturally distinctive examples of cobblestone architecture and may be eligible for listing as a thematic group.

Historic District

Edgemere Drive Historic District - consisting of the early-20th-century residential buildings on the north (lakeshore) side of the street, beginning at #60 Edgemere Drive and continuing west to Ingomar Drive. A distinctive collection of Colonial Revival and Tudor Revival residences, as well as historic landscape features.

Other property may meet the criteria for listing in the State and National Registers. For evaluation of specific properties, please contact:

New York State Office of Parks, Recreation and Historic
Preservation
Field Services Bureau
Peebles Island
P.O. Box 189
Waterford, New York 12188-0189
(518) 237-8643

TOWN OF GREECE - POTENTIAL LOCAL HISTORIC PRESERVATION ORDINANCE

At present, the town of Greece has no official legal mechanism for recognizing and protecting local historic resources by means of individual landmark or preservation district designation.

The designation of a historic property as a local landmark via a local preservation ordinance is a municipality's most effective method to protect its historic resources from unsympathetic alterations and demolition. Listing a historic property on the State and National Registers of Historic Places is principally an **honorary designation**. National Register designation does **not** protect a historic resource from the unsympathetic alterations or demolition undertaken by a private property owner.

In New York State, there are over 100 villages, towns and cities that have local preservation ordinances. In Monroe County the following municipalities have a local preservation ordinance: City of Rochester, Town of Chili, Town of Henrietta, Town of Mendon, Town of Penfield, Town of Perinton, Town of Pittsford, Town of Sweden, Village of Brockport, Village of Pittsford, and Village of Scottsville.

There are numerous historic resources in the town of Greece that would be eligible for designation as local landmarks or preservation districts. Properties such as the Newcomb Farm at 400 Newcomb Road and the cobblestone house at 978 North Greece Road are two examples.

For more information about local ordinances, see technical leaflet No. 8, **"Local Preservation Legislation: Questions and Answers"** in Appendix F.

For more information about the establishment of a local preservation ordinance contact:

Ms. Katherine Raub Ridley,
counsel/associate director
Legal Services Program
Preservation League of New York State
166 Water Street
Binghamton, New York 13901
(607) 722-4568

APPENDICES

A. Sample of Survey Form Used:

BUILDING-STRUCTURE INVENTORY FORM
NYS Office of Parks, Recreation and Historic
Preservation
Division of Historic Preservation

B. HISTORIC RESOURCE SURVEY OF 101 SELECTED PROPERTIES
TOWN OF GREECE, MONROE COUNTY :

Final Ratings, Dates & Site Numbers

Illustrated Guide to Historic Styles: "On The Street
Where You Live."

C. List of Properties that Retain Barns

D. List of Brick Buildings

E. List of Stucco Buildings

F. Technical Leaflet: "Local Preservation: Questions and
Answers"

G. Sources, Acknowledgments and Staff



APPENDIX A.
BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: _____ DATE: _____

YOUR ADDRESS: _____ TELEPHONE: _____

ORGANIZATION (if any): _____

IDENTIFICATION

1. BUILDING NAME(S): _____
2. COUNTY: _____ TOWN/CITY: _____ VILLAGE: _____
3. STREET LOCATION: _____
4. OWNERSHIP: a. public ☐ b. private ☐
5. PRESENT OWNER: _____ ADDRESS: _____
6. USE: Original: _____ Present: _____
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☐ No ☐
Interior accessible: Explain _____

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: _____
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
(if known) b. wood frame with light members ☐
c. masonry load bearing walls ☐
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☐ b. good ☐ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☐ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

12. PHOTO:

13. MAP:

APPENDIX A.

14. THREATS TO BUILDING: a. none known ☐ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: _____
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☐
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: _____
j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☐
d. densely built-up ☐ e. commercial ☐
f. industrial ☐ g. residential ☐
h. other: _____
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)
18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: _____
ARCHITECT: _____
BUILDER: _____
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:
21. SOURCES:
22. THEME:

HISTORIC RESOURCES SURVEY OF 101 SELECTED SITES
TOWN OF GREECE, MONROE COUNTY
FINAL RATINGS
Appendix B

RED

60 Edgemere Dr.
70 Edgemere Dr.
136 Edgemere Dr.
140 Edgemere Dr.
417 Edgemere Dr.
1173 English Rd.
491 Island Cottage Rd.
550 Latona Rd.
981 Latta Rd.
1785 Latta Rd., Paddy Hill Library (former Mother of Sorrows)
3460 Latta Rd.
3490 Latta Rd.
3205 Mt. Read Blvd.
400 Newcomb Rd., Newcomb Farm
149 North Greece Rd., cobblestone house
978 North Greece Rd., cobblestone house
2505 Ridge Road West, Memorial Greece Town Hall
3717 Ridge Rd. West, Ridgemont Country Club
4350 Ridge Rd. West, cobblestone house
2681-2713 Ridgeway Ave., Erie Canal culvert and junction lock

RED MINUS

188 Britton Rd., Britton Road Cemetery gatehouse
151 Dorsey Rd.
252 Edgemere Dr.
79 Elmgrove Rd.
223 Elmgrove Rd.
497 Elmgrove Rd.
505 Elmgrove Rd.
2428 English Rd.
132 Gates Greece Town Line Rd.
710 Latta Rd., former Elm Tree Farm
1885 Latta Rd.
956-958 Manitou Rd.
543 Mill Rd., cobblestone house
64 Payne Beach Rd.
2099 Ridge Rd. West
2390 Ridge Rd. West, former St. John the Evangelist Church
3349 Ridge Rd. West
3550 Ridge Rd. West
4210 Ridge Rd. West
2458 Ridgeway Ave.

GREEN PLUS

486 Denise Rd.
795 Denise Rd.
2809 Dewey Ave.
3003 Dewey Ave., former St. Charles Borromeo Church
3084 Dewey Ave., Barnard Fire House No. 1
3343 Dewey Ave., St. Joseph's Villa campus
4800 Dewey Ave., former Odenbach Shipbuilding Co. complex
380 Edgemere Dr.
395 Edgemere Dr.
1560 Edgemere Dr.
159 Elmgrove Rd.
392 Elmgrove Rd., original District School #12
463 Elmgrove Rd., former District School #12
495 Elmgrove Rd.
2091 English Rd.
98 Florida Ave.
320 Kirkwood Rd.
176 Kuhn Rd.
240 Lake Shore Dr.
3561 Latta Rd.
543 Long Pond Rd.
595 Long Pond Rd., Greece Historical Center/Museum
616 Long Pond Rd.
999 Long Pond Rd.
1563 Long Pond Rd.
706 Manitou Rd.
2106 Manitou Rd.
140 North Greece Rd.
141 North Greece Rd.
289 North Greece Rd.
346 North Greece Rd.
631 North Greece Rd., former Phelps Store
1125 North Greece Rd.
64 Ontario Blvd.
80 Ontario Blvd.
118 Payne Beach Rd.
4405 Ridge Rd. West
2069 Ridgeway Ave.
487 Stone Rd.
1498 Stone Rd.

GREEN

553 Denise Rd.
953 Edgemere Dr., former Island Cottage Hotel
231 Elmgrove Rd.
58 Lake Shore Dr.
1438 Latta Rd., Allyndaire Farm
3491 Latta Rd.
1066 Long Pond Rd.
71 Maiden Lane, Barnard School

GREEN - continued

1251 Maiden La.
3376 Mt. Read Blvd.
358 North Greece Rd.
520 North Greece Rd.
635 North Greece Rd.
879 North Greece Rd.
1367 Ridge Rd. West
4057 Ridge Rd. West
2655 Ridgeway Ave.
190 Stonewood Ave.

GREEN MINUS

1 Manitou Beach Rd., former Elmheart Hotel dance hall

YELLOW

355 Elmgrove Rd.

HISTORIC RESOURCE SURVEY OF 101 SELECTED PROPERTIES

TOWN OF GREECE, MONROE COUNTY

FINAL RATINGS APPENDIX B

RATING	ADDRESS	DATE	STYLE	NEW SIDING?	SITE	BARN
R-	188 Britton Rd.	c. 1924	Foursquare	F	001	F
G+	486 Denise Rd.	c. 1890	Vernacular	F	002	F
G	553 Denise Rd.	c. 1924-30	Bungalow	F	003	F
G+	795 Denise Rd.	c. 1880-90	Queen Anne	T	004	F
G+	2809 Dewey Ave.	c. 1852	Greek Revival	F	005	F
G+	3003 Dewey Ave.	1926	Spanish Eclectic	F	006	F
G+	3084 Dewey Ave.	1928	Tudor Revival	F	007	F
G+	3300 Dewey Ave.	c. 1902-24	Craftsman	F	008	T
G+	3343 Dewey Ave.	c. 1852	Vernacular	F	009	F
G+	4800 Dewey Ave.	c. 1939	Vernacular	F	010	F
R-	151 Dorsey Rd.	c. 1924-30	Spanish Eclectic	F	011	F
R	60 Edgemere Dr.	c. 1929	Tudor Revival	F	012	F
R	70 Edgemere Dr.	c. 1930s	Tudor Revival	F	013	F
R	136 Edgemere Dr.	c. 1930s	Tudor Revival	F	014	F
R	140 Edgemere Dr.	c. 1930	Tudor Revival	F	015	F
R-	252 Edgemere Dr.	c. 1926	Colonial Revival	F	016	F
G+	380 Edgemere Dr.	c. 1926	Spanish Eclectic	F	017	F
G+	395 Edgemere Dr.	c. 1949	International	F	018	F
R	417 Edgemere Dr.	c. 1902-24	Queen Anne	F	019	F
G	953 Edgemere Dr.	c. 1890-1902	Vernacular	T	020	F
G+	1560 Edgemere Dr.	c. 1937-38	Bungalow	F	021	F
R-	79 Elmgrove Rd.	c. 1854-60	Vernacular	T	022	T
R-	223 Elmgrove Rd.	c. 1883	Vernacular	T	023	T
G	231 Elmgrove Rd.	c. 1852	Vernacular	T	024	F
G+	159 Elmgrove Rd.	c. 1880-90	Vernacular	T	025	F
Y	355 Elmgrove Rd.	c. 1852	Vernacular	T	026	F
G+	392 Elmgrove Rd.	1864	Vernacular	F	027	F
G+	463 Elmgrove Rd.	1923	Colonial Revival	F	028	F
G+	495 Elmgrove Rd.	c. 1906	Foursquare	F	029	F
R-	497 Elmgrove Rd.	c. 1908	Vernacular	F	030	F
R-	505 Elmgrove Rd.	c. 1905	Vernacular	F	031	T
R	1173 English Rd.	c. 1830s-52	Federal	T	032	T
G+	2091 English Rd.	c. 1830s-52	Vernacular	T	033	F
R-	2428 English Rd.	c. 1872	Vernacular	F	034	F

RATING	ADDRESS	DATE	STYLE	NEW SIDING?	SITE	BARNs
G+	98 Florida Ave.	c. 1924-30	Spanish Eclectic	F	035	F
R-	132 Gates Greece Town Line Rd.	c. 1902-24	Vernacular	T	036	T
R	491 Island Cottage Rd.	c. 1830s-52	Greek Revival	F	037	T
G+	320 Kirkwood Rd.	c. 1890-1902	Vernacular	F	038	F
G+	176 Kuhn Rd.	c. 1852	Vernacular	F	039	T
G	58 Lake Shore Dr.	1930s	Colonial Revival	F	040	F
G+	240 Lake Shore Dr.	1930s	Colonial Revival	F	041	F
R	550 Latona Rd.	c. 1852	Italianate	F	042	F
R-	710 Latta Rd.	c. 1902	Neo-Classical	F	043	T
R	981 Latta Rd.	c. 1854	Italianate	F	044	T
G	1438 Latta Rd.	1899	Vernacular	T	045	T
R	1785 Latta Rd.	1859	Romanesque Revival	F	046	F
R-	1885 Latta Rd.	c. 1850	Federal	T	047	F
R	3460 Latta Rd.	c. 1830s-50s	Vernacular	F	048	T
R	3490 Latta Rd.	c. 1840	Greek Revival	F	049	T
G	3491 Latta Rd.	c. 1850s	Greek Revival	T	050	T
G+	3561 Latta Rd.	1909	Foursquare	T	051	F
G+	543 Long Pond Rd.	c. 1852	Vernacular	T	052	T
G+	595 Long Pond Rd.	c. 1858	Vernacular	F	053	F
G+	616 Long Pond Rd.	c. 1900	Colonial Revival	F	054	F
G+	999 Long Pond Rd.	c. 1852	Vernacular	T	055	T
G	1066 Long Pond Rd.	c. 1872	Italianate	T	056	F
G+	1563 Long Pond Rd.	c. 1835	Vernacular	F	057	F
G	71 Maiden Lane	1927	Neo-Classical	F	058	F
G	1251 Maiden Lane	c. 1889	Vernacular	F	059	T
G+	706 Manitou Rd.	c. 1872	Vernacular	T	060	T
R-	956-958 Manitou Rd.	c. 1852-72	Vernacular	F	061	T
G+	2106 Manitou Rd.	c. 1852	Vernacular	T	062	T
G-	1 Manitou Beach Rd.	c. 1931	Vernacular	F	063	F
R-	543 Mill Rd.	c. 1830s-52	Greek Revival	F	064	F
R	3205 Mt. Read Blvd.	1850	Greek Revival	F	065	F
G	3376 Mt. Read Blvd.	c. 1914	Colonial Revival	F	066	F
R	400 Newcomb Rd.	c. 1835-37	Federal	F	067	T
G+	140 North Greece Rd.	c. 1888	Vernacular	T	068	T
G+	141 North Greece Rd.	c. 1905	Vernacular	F	069	F
R	149 North Greece Rd.	1845	Greek Revival	F	070	T
G+	289 North Greece Rd.	c. 1858	Vernacular	F	071	T
G+	346 North Greece Rd.	c. 1872	Vernacular	F	072	F
G	358 North Greece Rd.	c. 1872	Vernacular	T	073	T
G	520 North Greece Rd.	c. 1858-64	Vernacular	F	074	T
G+	631 North Greece Rd.	c. 1850-52	Italianate	T	075	F
G	635 North Greece Rd.	1924	Bungalow	F	076	F
G	879 North Greece Rd.	c. 1830s-50s	Vernacular	T	077	T

RATING	ADDRESS	DATE	STYLE	NEW SIDING?	SITE	BARN
R	978 North Greece Rd.	1832	Greek Revival	F	078	F
G+	1125 North Greece Rd.	c. 1917; 1931	Tudor Revival	F	079	F
G+	64 Ontario Blvd.	c. 1891-1902	Queen Anne	F	080	F
G+	80 Ontario Blvd.	c. 1891-1902	Queen Anne	F	081	F
R-	64 Payne Beach Rd.	c. 1872-1902	Vernacular	T	082	T
G+	118 Payne Beach Rd.	c. 1872	Vernacular	T	083	T
G	1367 Ridge Rd. West	c. 1902-1910s	Queen Anne	T	084	F
R-	2099 Ridge Rd. West	1939	Colonial Revival	T	085	F
R-	2390 Ridge Rd. West	1875	Gothic Revival	F	086	F
R	2505 Ridge Rd. West	1919	Neo-Classical	F	087	T
R-	3349 Ridge Rd. West	c. 1852	Italianate	F	088	F
R-	3550 Ridge Rd. West	c. 1840s-52	Greek Revival	F	089	F
R	3717 Ridge Rd. West	c. 1844-52	Italianate	F	090	F
G	4057 Ridge Rd. West	c. 1852; 1890s-1910	Vernacular	F	091	T
R-	4210 Ridge Rd. West	c. 1872; 1920s-40s	Colonial Revival	T	092	F
R	4350 Ridge Rd. West	c. 1830s-52	Greek Revival	F	093	F
G+	4405 Ridge Rd. West	c. 1810s-20s	Federal	T	094	T
G+	2069 Ridgeway Ave.	1952	Modernistic	F	095	F
R-	2458 Ridgeway Ave.	c. 1852	Vernacular	F	096	T
G	2655 Ridgeway Ave.	c. 1830s-52	Vernacular	F	097	F
R	2681-2713 Ridgeway Ave.	1918	Vernacular	F	098	F
G+	487 Stone Rd.	c. 1902-24	Colonial Revival	F	099	F
G+	1498 Stone Rd.	c. 1890s-1902	Vernacular	T	100	T
G	190 Stonewood Ave.	c. 1835; 1920s-30s	Colonial Revival	F	101	F

T - true
F - false

Be a Building Watcher

On the Street Where You Live



Many people don't think of the houses they live in as architecture; they apply that term only to major public buildings, churches, and the like. But all buildings and other man-made structures are examples of architecture; we're surrounded. In addition to its practical value in providing shelter for home and workplace, architecture is an artform and a guide to the study of history.

It stands to reason that this pervasive contribution to our lives merits our attention, exploration and interpretation. Increasing our visual awareness of the built environment has many benefits. We learn more about history and our heritage. We develop an appreciation for fine craftsmanship and good design and their influences on our lives. This understanding leads us to become more discriminating advocates for positive change in our neighborhoods and communities.

Becoming a building watcher is easy. All it takes is curiosity and practice. Learning about architectural styles is one way to get started. Indiana's architecture does not differ to a great extent from that of other states, so if we learn the basic styles, we can be building watchers practically anywhere.

Don't be discouraged if many buildings do not seem to fall into a specific design classification. Some buildings exhibit elements of several styles; others may have been altered in ways that obscure the original style. Still other buildings, known as vernacular structures, were built for utility. Builders of vernacular structures usually worked with little awareness of style. A building that does not exactly fit the description of any architectural style may still be a significant and important structure to a town or neighborhood.

Often no two architectural historians agree on stylistic classifications. We have taken the liberty of streamlining — perhaps even oversimplifying — explanations of architectural styles and language for the benefit of novice building watchers. Names and terms can be helpful to the beginner, but looking and paying attention to details are the most important attributes of a successful building watcher. A building displays many visual clues that tell us about its age, design, original use, and even its future.

While we look at individual structures, we should also notice their context and pick up clues about the relationship of the building to the street, the neighborhood, and the town. In studying the streetscape, there are many elements to consider. Here are just a few:

Building-to-building relationships: Notice the general scale of buildings, their comparative height, set back from the street, and the spacing between them. Study the size and spacing of windows and doors, the shapes of roofs. Try to identify building materials and the textures they create. Notice the colors used, and the different types of ornamentation.

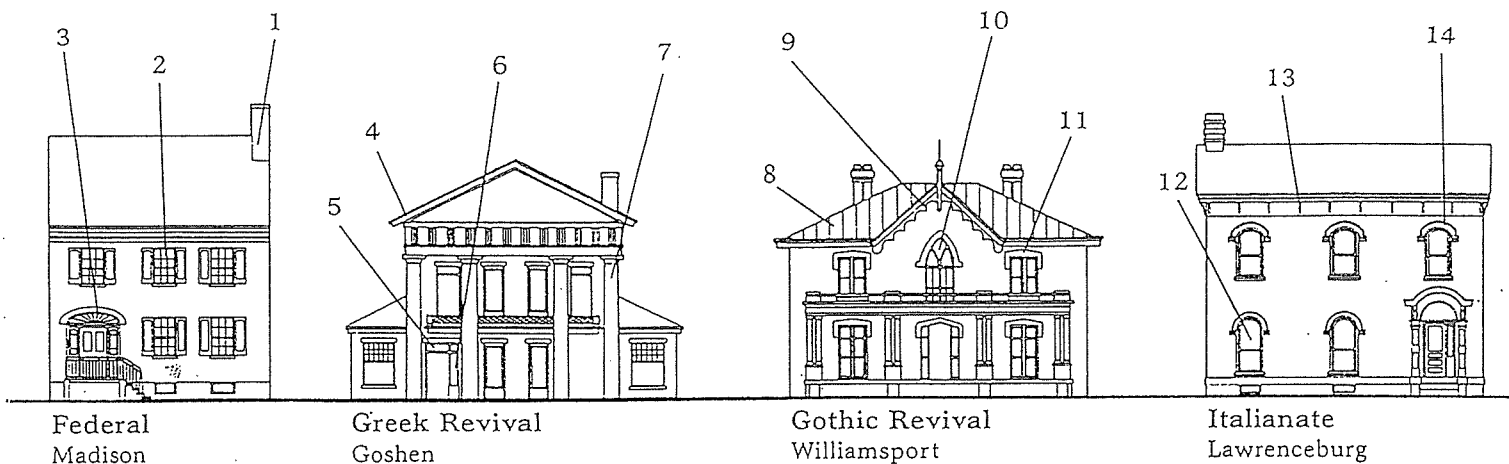
Focal points: Certain structures may be of central importance to a town or street because of their setting, monumentality, or for other reasons. Try to identify such structures and consider how different your town or neighborhood would be without them.

Landscaping and street furniture: What are the streets and sidewalks made of? Are the streets tree-lined, or were they at one time? Are the streetlights old or new, and do they enhance or detract from the appearance of the street?



HISTORIC
LANDMARKS
FOUNDATION OF
INDIANA

April 1986



Architectural Styles

Federal (1810–1845)

Flat, undecorated wall surfaces of local materials, usually brick or wood weatherboard. Low-pitched gabled roof. End chimneys. Large multi-paned windows. Fanlight and narrow sidelights at entrance. Most common along early transportation routes such as old National Road and navigable waterways.

Greek Revival (1840–1860)

Inspired by classical Greek temple forms, with heavy cornice and Doric, Ionic, or Corinthian columns and pilasters. Customarily of smooth-faced stone, brick or wood. Sidelights and transom at entrance. Style was popular for courthouses, churches and public buildings.

Gothic Revival (1860–1880)

Emphasis on verticality, typified by steeply pitched roof, pointed arches, vertical board and batten siding. Straight-headed and hooded openings. Bargeboard trim at gable. Later examples distinguished by materials of contrasting color and texture used to enrich wall surfaces.

Italianate (1875–1890)

Predominate style in Indiana during the late nineteenth century, derived from Italian villas. Vertical composition. Tall,

narrow, slightly arched windows with segmental or round-arched hoods. Low-pitched hipped roof supported by decorative brackets and often topped with a cupola.

Second Empire (1860–1885)

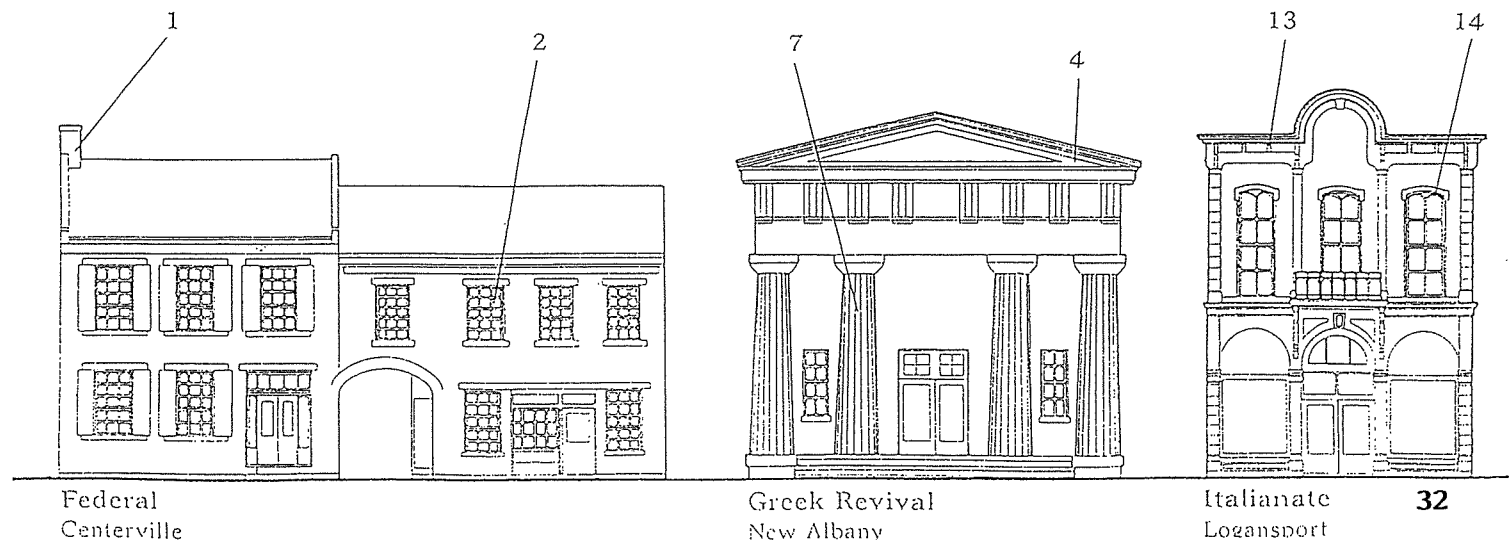
Blend of Renaissance Revival and Italianate styles popularized in Paris during reign of Napoleon III. Typified by Mansard roof, usually slate, with elaborate brackets and projecting dormers. Polychrome ornamentation. Often features central pavilion or tower.

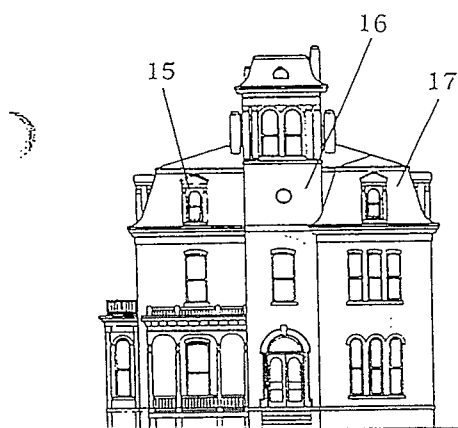
Romanesque Revival (1880–1900)

Adapted from German medieval architecture. Massive scale. Rock-faced stone exterior relieved by trim of contrasting color or texture. Short, grouped columns support thick, round arches. Windows of varied size and shape. Steeply pitched roof. Towers and turrets common. Most often used for large public buildings.

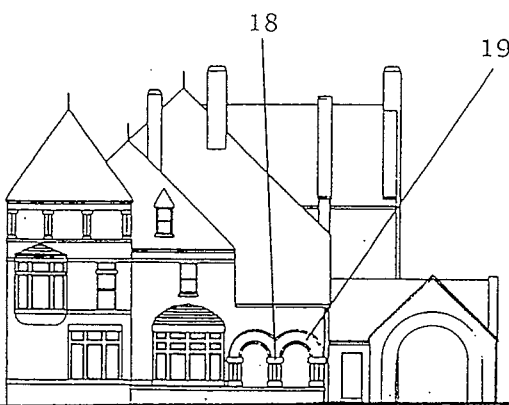
Queen Anne (1885–1905)

Combines medieval and classical elements to create the most exuberant of nineteenth-century styles. Characterized by asymmetrical composition, towers, turrets, tall chimneys, bay windows, projecting pavilions, spindled porches and balconies. Contrasting materials on wall surfaces. Stained glass windows.

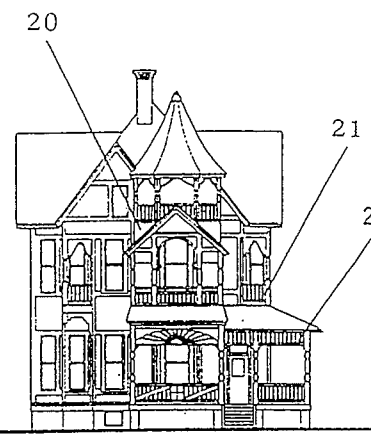




Second Empire
Indianapolis



Romanesque Revival
South Bend



Queen Anne
Columbus

Carpenter-Builder (1870-1910)

Standardized, one-and-a-half or two-story, astylistic house. Shotgun or ell-shaped structure, commonly frame, with modicum of decorative trim such as gingerbread decoration in gable, spindled friezes and turned posts on porch.

Beaux-Arts Classicism (1895-1915)

Perpetuated by the École des Beaux-Arts in Paris, this style swept the U.S. after the 1893 Columbian Exposition in Chicago and other early-twentieth century exhibitions. Grandiose form with colossal columns and monumental flights of steps. Windows framed by freestanding columns. Richly ornamented balustrades, pediments, parapets, entablatures. Sculptural figures. Style commonly applied to public buildings and executed in limestone.

Colonial Revival (1890-1940)

One of many "revival" styles of early twentieth century. Symmetrical massing. Commonly used details include Palladian windows, quoins, garlands, heavy dentils, pedimented dormers, classical columns or pilasters. Multi-paned windows with shutters. Entrance with fanlight and sidelights.

Tudor Revival (1900-1940)

Revival style modeled on English cottages. Light stucco wall surfaces and dark half-timbering. Steeply-pitched slate roof with prominent gables. Leaded-glass windows (often diamond-shaped panes). Tudor-arched entrance. Usually built of brick or stone and stucco.

Prairie Style (1900-1920)

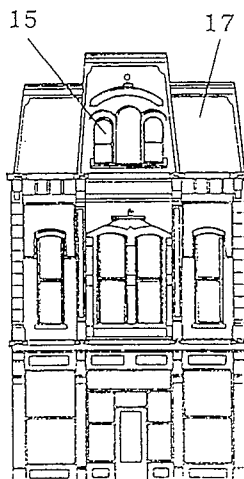
Originated by a group of Chicago architects, including Frank Lloyd Wright, the style's most famous proponent. Marked by horizontal, ground-hugging quality: low-pitched hipped roof with widely overhanging eaves; horizontal bands of windows. Two-story central portion flanked by low, one-story wings or porches. Usually built of brick or stucco and wood.

Bungalow (1905-1940)

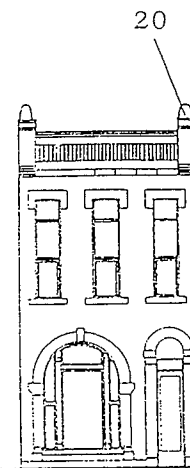
One- or one-and-a-half-story house. Low-pitched roof with wide eave overhang and prominent dormer. Full- or partial-width front porch, often with attached arbor or pergola. Roof rafters usually exposed, embellished by straight brackets or knee braces. Prominent chimneys and porch piers of field stone, rubble, or rough-faced brick.



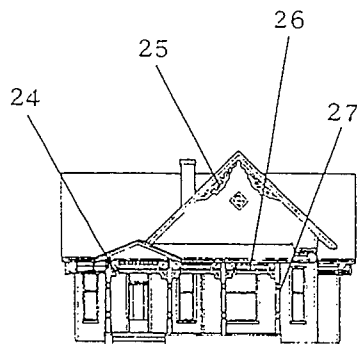
Gothic Revival
Evansville



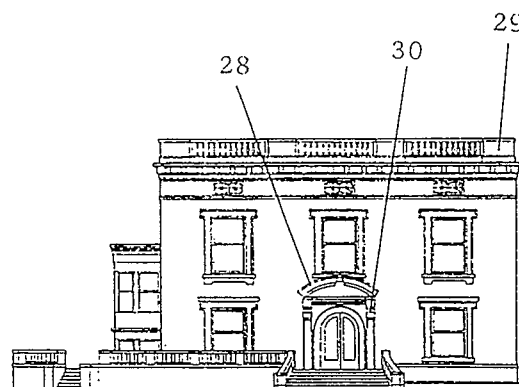
Second Empire
North Manchester



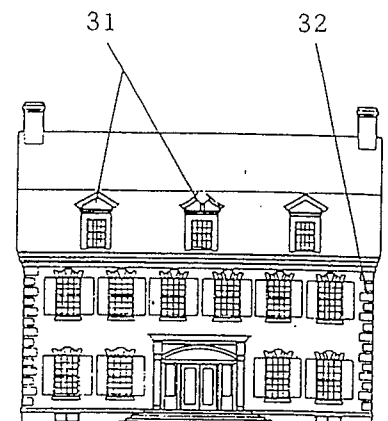
Romanesque Revival
Williamsport



Carpenter-Builder
Elizabethtown



Beaux-Arts Classicism
Indianapolis



Colonial Revival
Indianapolis

Elements

Nineteenth Century Functional (1880-1905)

Style used to produce modest, utilitarian commercial or industrial structures. Simple, pressed metal cornices, brackets, window hoods. Usually of brick construction, with modicum of decorative trim.

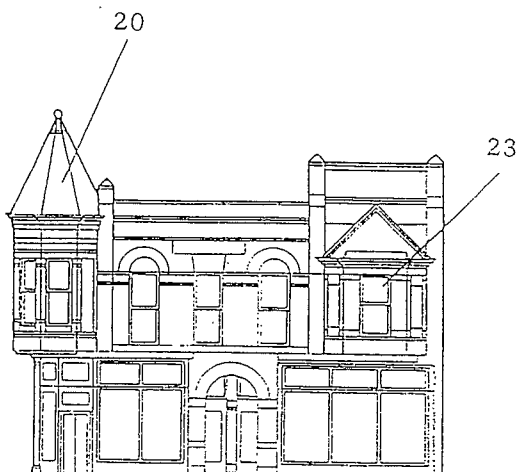
Chicago School (1890-1920)

First indigenous American architectural style, developed by Louis Sullivan and other Chicago architects. Boldly geometric commercial buildings with flat roofs and widely projecting eaves. Arched and/or linteled windows grouped in vertical bands. Surfaces — especially cornices, spandrels and doorways — often ornamented with stylized foliage in low-relief terra cotta.

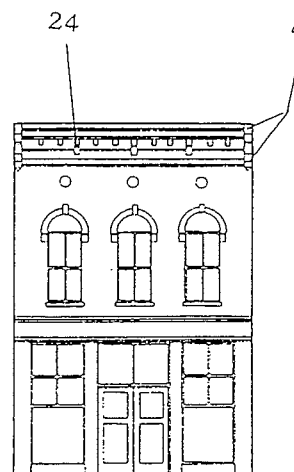
Art Deco (1920-1935)

Characterized by bold geometric form and stylized decoration. Low-relief ornamentation, in form of zig-zags, chevrons, and/or volutes, often executed in colored glazed bricks, terra cotta, mosaic tiles or metal panels. Casement or metal sash windows often arranged in vertical strips.

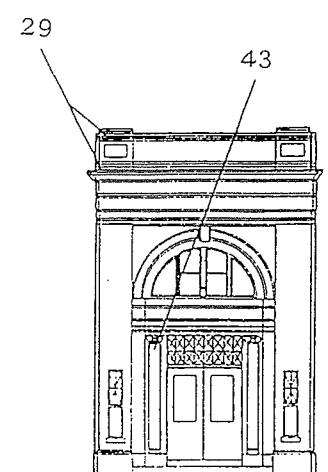
- | | |
|---------------------------------------|---------------------------------|
| 1. end chimney | 22. spindled porch |
| 2. multi-paned windows | 23. bay window |
| 3. fanlight window | 24. brackets |
| 4. cornice | 25. gingerbread trim |
| 5. transom | 26. spindled porch frieze |
| 6. sidelights | 27. turned posts |
| 7. Doric Order column | 28. pediment |
| 8. steeply-pitched roof | 29. parapet |
| 9. bargeboard | 30. columns |
| 10. pointed-arched openings | 31. pedimented dormers |
| 11. hooded openings | 32. quoins |
| 12. tall, narrow round-arched windows | 33. half timbering |
| 13. decorative brackets | 34. wide, overhanging eaves |
| 14. segmental-arched window hoods | 35. hipped roof |
| 15. dormer | 36. horizontal bands of windows |
| 16. tower | 37. knee braces |
| 17. mansard roof | 38. exposed rafter ends |
| 18. short grouped columns | 39. porch piers |
| 19. large, thick arches | 40. casement sash |
| 20. turret | 41. Chicago window |
| 21. balcony | 42. pier |
| | 43. Ionic Order column |



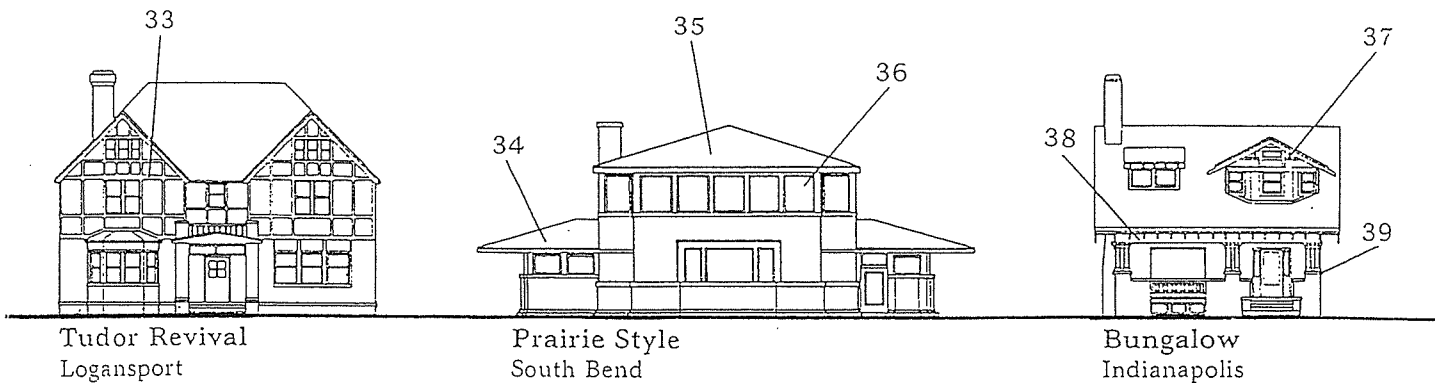
Queen Anne
Elkhart



Nineteenth Century Functional
Jasper



Beaux-Arts Classicism
Cannellton



Terms to Know

Architecture — "The art or practice of designing and building structures" (Webster's).

Landmark — A building, district, site or object that holds special historical, cultural, or architectural significance on a local, state, or national level. "Official" landmarks are structures which are listed in the National or State Registers of Historic Places, or which receive protection under local preservation ordinances.

Historic district — A geographically definable area which contains buildings, sites, or structures that are united by historical associations or by architectural design, setting, materials, or other visual attributes. Areas recognized as historic districts are generally listed in the National or State registers and/or receive protection under local preservation ordinances.

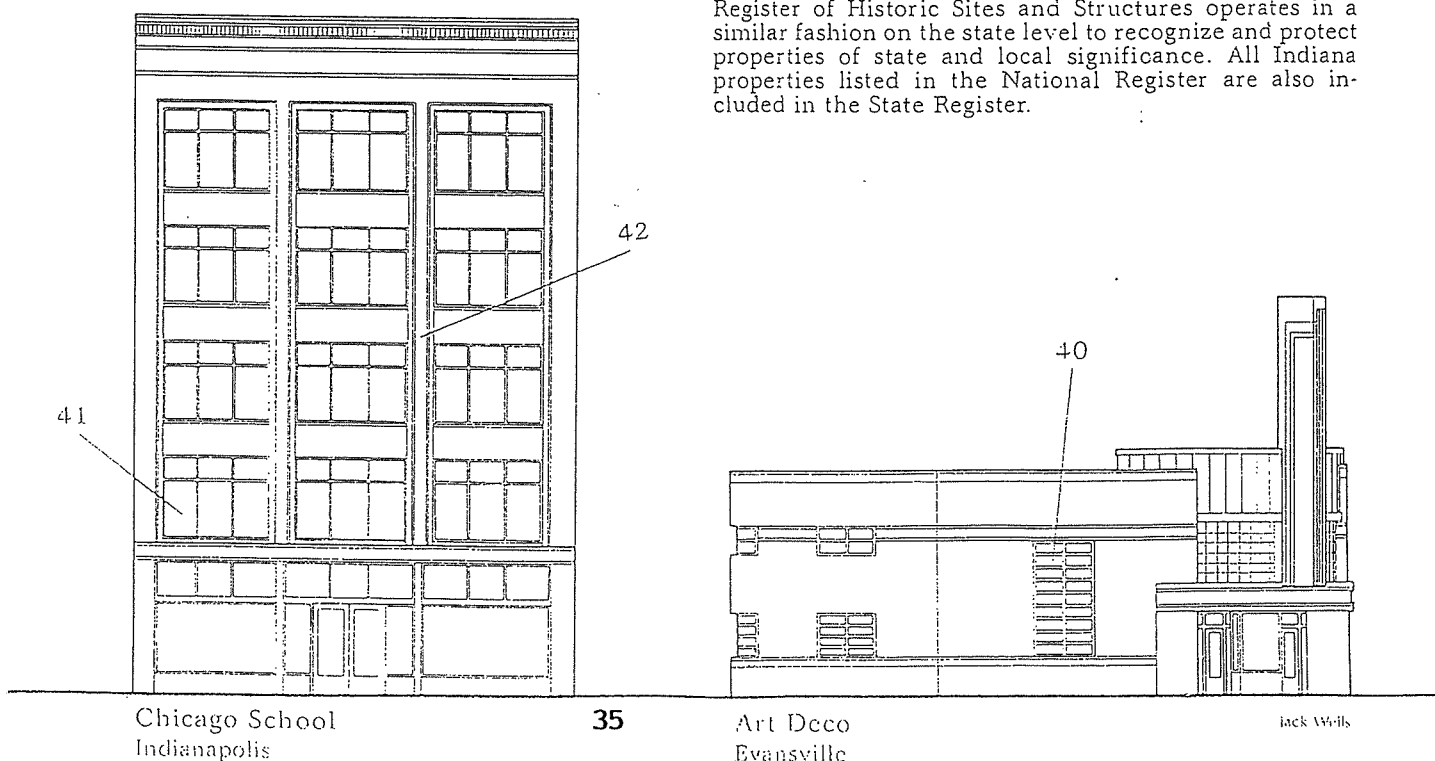
Streetscape — The visual character of a street as created by the combination of its form, paving materials, and street furniture with the design, materials, and relationships of the surrounding buildings.

Preservation — Saving an old building, site, or structure from demolition or deterioration and guaranteeing its future through restoration or rehabilitation and proper maintenance.

Restoration — "The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time. . . ." (Secretary of the Interior's Standards for Rehabilitation).

Adaptive use — The conversion to a new use of a historic building which has outlived its original function (e.g., the conversion of a school or factory to an apartment building).

National Register of Historic Places — The official list of the nation's cultural resources worthy of preservation. To be eligible for listing, a building, site, structure, district or object must in general be at least 50 years old and considered of local state or national significance. In addition to the honor it confers, inclusion in the National Register protects a property from adverse effects of federally financed, licensed, or assisted projects. The Indiana State Register of Historic Sites and Structures operates in a similar fashion on the state level to recognize and protect properties of state and local significance. All Indiana properties listed in the National Register are also included in the State Register.



A LIST OF THE 31 PROPERTIES IN THE TOWN OF GREECE HISTORIC
SITES SURVEY THAT RETAIN
BARNs

Appendix C

<u>Address</u>	<u>Description</u>
486 Denise Rd.	1 gambrel barn
3300 Dewey Ave.	1 gambrel (stucco) barn & tile silo
79 Elmgrove Rd.	2 gambrel barns, 1 gabled barn
223 Elmgrove Rd.	1 gambrel barn, tile silo
497 Elmgrove Rd.	1 gabled barn
505 Elmgrove Rd.	1 gabled barn
1173 English Rd.	1 gambrel barn
2428 English Rd.	1 gambrel barn
132 Gates Greece Town Line Rd.	1 gambrel barn, 1 gabled barn, tile silo & garage.
491 Island Cottage Rd.	1 gambrel barn, 2 gabled barns, corn crib 76 Kuhn Rd.
1 gabled barn	
710 Latta Rd.	1 gambrel barn
981 Latta Rd.	1 gambrel barn
1438 Latta Rd.	1 gabled barn
3460 Latta Rd.	1 gabled barn
543 Long Pond Rd.	1 gabled barn
999 Long Pond Rd.	2 gabled barns
1251 Maiden La.	1 gambrel barn
706 Manitou Rd.	1 gabled barn
956-958 Manitou Rd.	2 gabled barns
2106 Manitou Rd.	2 gabled barns
140 North Greece Rd.	1 gabled barn
289 North Greece Rd.	1 gabled barn, brick smokehouse, brick privy, concrete silo
358 North Greece Rd.	1 gambrel barn, sheds
64 Payne Beach Rd.	2 gambrel barns, milkhouse, silo
118 Payne Beach Rd.	1 gabled barn, brick smokehouse, masonry silo
2505 Ridge Rd. West	1 gabled barn
4057 Ridge Rd. West	2 gabled barns
4405 Ridge Rd. West	1 gabled barn
2458 Ridgeway Ave.	2 gabled barns
1498 Stone Rd.	1 gabled barn

A LIST OF THE 17 BRICK BUILDINGS* INCLUDED IN THE
TOWN OF GREECE HISTORIC SITES SURVEY

Appendix D

<u>Address</u>	<u>Description</u>
1. 188 Britton Road	c. 1920s cemetery gatehouse
2. 392 Elmgrove Road	19th-century school house
3. 463 Elmgrove Road	early-20th-century school
4. 491 Island Cottage Road	Greek Revival farmhouse
5. 76 Kuhn Road	19th-century farmhouse
6. 550 Latona Road	Italianate farmhouse
7. 981 Latta Road	Italianate farmhouse
8. 1785 Latta Road	former church (library)
9. 71 Maiden Lane	20th-century school
10. 289 N. Greece Road	19th-century farmhouse
11. 1125 N. Greece Road	early-20th century house
12. 2505 Ridge Road West	1919 town hall
13. 3349 Ridge Road West	Italianate farmhouse
14. 3550 Ridge Road West	Greek Revival farmhouse
15. 3717 Ridge Road West	Italianate farmhouse (country club)
16. 2458 Ridgeway Avenue	19th-century farmhouse
17. 2655 Ridgeway Avenue	19th-century farmhouse

* - This list represents the most intact examples of 19th-and 20th-century brick buildings in the town of Greece.

A LIST OF THE 14 STUCCO BUILDINGS INCLUDED
IN THE TOWN OF GREECE HISTORIC SITES SURVEY

Appendix E

<u>Address</u>	<u>Description</u>
1. 3003 Dewey Avenue	Spanish Eclectic former church
2. 3084 Dewey Avenue	Tudor Revival fire station
3. 3300 Dewey Avenue	barn
4. " " "	chapel
5. " " "	garage
6. 151 Dorsey Road	eclectic style house
7. 60 Edgemere Drive	Tudor Revival house
8. 70 Edgemere Drive	" " "
9. 136 Edgemere Drive	Colonial Revival house
10. 140 Edgemere Drive	Tudor Revival house
11. 380 Edgemere Drive	Spanish Eclectic house
12. 395 Edgemere Drive	International style house
13. 98 Florida Avenue	Spanish Eclectic house
14. 2069 Ridgeway Avenue	Modernistic style house

Technical Series/No. 8

Local Preservation Legislation: Questions and Answers

By Robert E. Stipe

During the last decade there has been a dramatic increase in the number of historic district and landmark ordinances in the United States. From the first such ordinance, adopted in Charleston, South Carolina, in 1930, the number grew to about 250 in 1970, and today there are almost a thousand. About 100 of these ordinances have been enacted by municipalities across New York State, and the number is growing. The purpose of this leaflet is to provide answers to some of the most commonly asked questions about these sometimes controversial laws for those citizens who are unfamiliar with them.

What is a historic district or landmark ordinance?

It's nothing more or less than a local ordinance, passed for the purpose of protecting buildings and neighborhoods of special historic, architectural, or cultural character from destruction or insensitive rehabilitation. There's truth to the saying about these buildings and places: you can't make one, you can't buy one, and when it's gone, it's gone forever!

When an ordinance to designate and protect an individual building is passed, it is called a "landmarks" ordinance. When an area with a number of buildings or sites is designated, it is called a "historic district" ordinance. In this case, all the buildings in the district, old and new alike, are protected. Some ordinances provide for the designation of both individual buildings and historic districts.

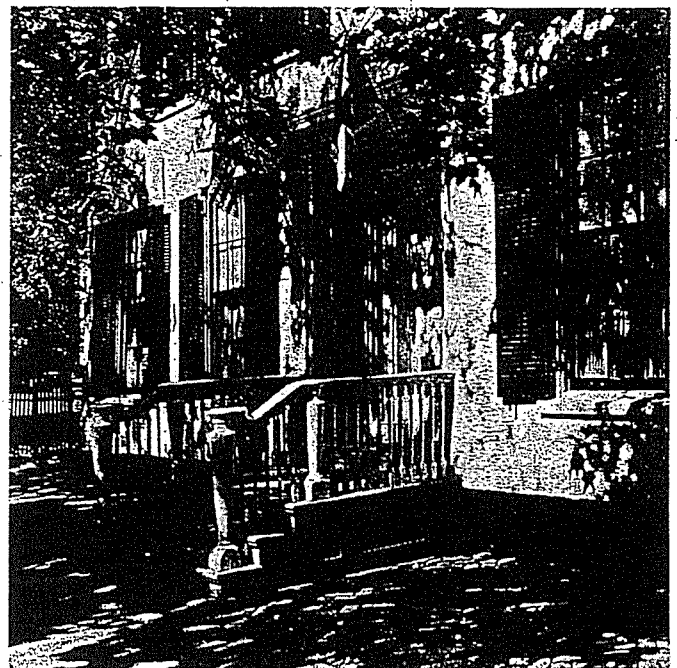
Yes, but suppose my property becomes a designated landmark or winds up in a historic district?

Simple. You are subject to one additional layer of regulation, over and above the usual building and zoning ordinances governing the use of property. Historic district and landmark regulations generally require that before you demolish the building, move it, or alter it in ways that would affect its character and that of the neighborhood, you must obtain a permit, which is sometimes called a

"certificate of appropriateness." The permit is issued by a special local review board called the historic district board, landmarks commission, or something similar. There is an appeal procedure available to you or your neighbors if anyone is dissatisfied with the commission's decision.

I thought a man's home was his castle — that no one could tell him what to do with his property!

Let's be realistic about that. However much we might like to think otherwise, it's never been true! The result would be complete chaos, and no one's property would be worth



The Abraham Yates House in the Stockade Historic District in Schenectady. Schenectady's local historic district ordinance, which became effective in 1962, was the first of its kind in New York State.

in New York State — and in England for 500 years before that — that a person could not use his or her property in any way that interfered with a neighbor's peaceful use and enjoyment of land. In short, these 20th century land use controls, which include zoning and building laws, are merely modern adaptations of these ancient rules.

Are there any positive benefits in it for me?

That depends on what you think is important. At one end of the spectrum, historic district and landmark laws prevent the hasty, thoughtless demolition of or inappropriate alterations to buildings and places with important historical and architectural qualities. Remember: when they're gone, it's forever! From another standpoint, the review process provides opportunities to ensure that the worst kind of new development is not put up where it can depreciate your property. So historic district and landmarks legislation can provide a good measure of protection — especially when it is part of a good community planning program.

There are also some potential economic benefits. For example, experience shows that historic preservation regulations have the potential of stabilizing property values and, other things being equal, may even increase values.

Also, if you are rehabilitating or restoring an income-producing property which is designated a local landmark and is also listed in the National Register of Historic Places or contributes to the character of a historic district, you may be eligible for a 25 per cent up-front credit of rehabilitation costs, dollar-for-dollar, against your federal income tax. Or, depending on your tax bracket, you might want to consider taking a tax deduction for the value of certain of property rights in a historic building or land donated to an appropriate tax-exempt organization. Finally, location in a historic district tends to increase both the loan value and the sales potential of your property. These are especially important when times are tough.

It all sounds like a very high-bracket, up-scale kind of thing . . .

The notion of historic districts did start out that way, and many districts are middle-class neighborhoods. However, in recent years these regulations have helped residents to conserve and rehabilitate older, inner-city districts once thought to be beyond salvation, except through urban renewal and new construction. Now, with much better odds for saving the remaining buildings and having some say over how the visual character of a neighborhood will be treated, both residents and investors have more assurance that efforts to improve will succeed.

You make historic districts sound like the answer to all our problems!

Not really. You must understand that these regulations are not ends in themselves — they are tools that work best when they are balanced against other planning elements, and when they are part and parcel of a larger package of area or neighborhood rehabilitation efforts. This includes everything from good zoning control over land use and wide effects like traffic congestion, off-street parking, and so on, to improving the quality and quantity of public facilities and services — police and fire protection, schools, garbage collection, street landscaping, and so on.



Plymouth Avenue, in Rochester's Third Ward Preservation District. The local ordinance was passed in 1969.

In short, historic district and landmark regulations don't automatically produce clean, beautiful places. Used alone, they may prevent the worst abuses. But used in conjunction with other tools for neighborhood improvement, they can be a powerful force for creating better environmental design, as well as a key to saving good architecture.

Are these ordinances legal?

The word "legal" has several meanings. Such ordinances have been authorized by state government, from which all cities, towns, villages, and counties derive their power. Almost 100 municipalities in New York State have already adopted these regulations.

But to be "legal," the regulations must also stay within the permissible limits of the state and federal constitutions. In this respect, both the United States Supreme Court and the New York Court of Appeals have said that as long as these ordinances are fairly administered and allow an owner a reasonable return or beneficial use of his property, they will be upheld.

It was once thought that because landmark and historic district regulations also involved a kind of "aesthetic" control over private property they were illegal. But the New York courts now generally do not accept that view. In fact, it was 20 years ago this year that the New York Court of Appeals decided in *People v. Stover*, one of the leading American state court cases in this area, that aesthetic purposes are a legitimate objective of police power regulations. Furthermore, the leading United States Supreme Court case upholding historic district and landmark controls is the famous 1978 *Penn Central* case in New York City. It holds that such controls do not amount to an unconstitutional "taking" of private property without just compensation so long as the owner continues to receive a reasonable return.

Who administers these review procedures? How do they work?

A fair question. As mentioned above, the review board is usually called a historic district or landmarks commission,

a preservation board, or something similar. Or the planning board might be designated. The members of the board are usually appointed by the mayor and city council. They serve for staggered terms and, in most cases, are unpaid, lay citizens of the community. The local ordinance usually requires that some of the members on the board be knowledgeable about architecture, history, design, and so forth. Sometimes they represent a special economic interest, such as the real estate or development industry.

Procedurally, when the owner of a designated landmark building — that is, one that is individually designated as architecturally or historically distinctive — or the owner of a building within a historic district wants to change, alter, or demolish that building, he or she has to take the plans to the commission to be reviewed and approved. In a historic district, even the owner of a modern, non-historic building must do this. In a historic district, the board formally reviews the changes and then decides whether the new building, addition, or alteration will be compatible with its immediate surroundings and the district as a whole. In the case of an individual landmark, the board reviews the effects the proposal will have on that property. Once the suitability of the proposal is affirmed by the board's approval, the certificate of appropriateness is issued. The owner then proceeds to obtain other necessary building and zoning permits.

Except in instances where the owner proposes to demolish a notable structure, a commission will rarely deny a certificate, and even in those instances it is usually possible to change the design or proposal to make it acceptable.

But suppose the board is just being arbitrary?

It *can't* be — not without running a big risk that a court will overturn its decision. There are always guidelines within which it must operate, and they are normally derived from the character of the district itself and will be fairly obvious. The property owner's ultimate protection lies in a

right of appeal to the courts if there is ever any suspicion of arbitrariness.

Suppose I'm not in a historic district — suppose I own just a single building?

Then you own what is called a "landmark" building, which has special and verifiable historical associations or architectural significance. Its significance can arise from the importance of the designer or builder, the workmanship or detailing of the building, its age, or perhaps some combination of these and similar attributes. In other words, it is a building worth saving for its intrinsic, individual value.

One of the important jobs of a preservation board or landmarks commission is to conduct a survey of the entire town or county to identify and evaluate all of these "landmarks" and historic districts. Those that are found to be especially important will usually be recommended to the governing board by the commission for an official designation as a landmark or historic district. However, before this is done, a public hearing is held at which owners and all other interested parties can have their say about the building. If the building or district is thereafter designated by ordinance, then an owner who wishes to demolish or alter a property in some significant way must get a certificate of appropriateness before this can happen. These procedures allow interested parties, with the help of the commission, to work out a plan for saving the building.

What else do these commissions do?

In addition to administering the historic district and landmark regulations, they sometimes administer planning studies and issue recommendations regarding historic areas. When the character of the area or an important building is threatened, not by some act of the owner, but by some proposed action of the state or federal government, the commission may be asked to comment in an official way under applicable federal or state environmental protection



The Broadway Historic District in Saratoga Springs. The local ordinance was passed in 1977.

laws. Sometimes the board or commission will recommend buildings for nomination to the State Register or to the National Register.

State Register? National Register? What are they?

What's been discussed up to this point is a *local* historic district or landmarks ordinance, which is locally adopted and locally enforced.

A local historic district may also be a National Register historic district, designated by the U. S. Department of the Interior. It may have identical or similar boundaries to a local district. And by the same token, just as a single building may be designated by the city or county as a landmark, a single building may also be placed by the Department of the Interior in the National Register.

The National Register of Historic Places has been around for nearly 20 years. It includes buildings, structures, districts, and objects of national, state, and local importance which have the architectural or historical attributes we mentioned earlier.

What is different about how buildings and districts become listed in the National Register, and what happens as a result?

The National Register is just that: an official list which is maintained for the federal government by the Secretary of the Interior. New listings may be suggested by individuals, groups, or official commissions to the state's experts in the Office of Parks, Recreation and Historic Preservation (OPRHP). Once a building or district is recommended by the state, a nomination form is sent to the Department of the Interior in Washington, where official designation takes place by virtue of publication in the *Federal Register* (the newspaper through which the federal government gives legal notice of its actions), and entry in the National Register by the Keeper, an employee of the National Park Service.

Once listed in the National Register, the building or district is to some extent protected against harmful acts of the federal government itself or any entity which is funded or licensed by the federal government. When you consider the wide variety of federally funded and licensed programs, this can be quite important. The protection stems from an elaborate environmental review and mediation process that the federal government and anyone licensed or funded by them must comply with before a potentially harmful program or project can go forward. This review is conducted by a federally-funded Washington agency called the Advisory Council on Historic Preservation, which by law must be given an opportunity to review the proposed project and comment on it. This agency does not have a veto over such projects, however, and has to rely on its ability to influence other parties to recognize the importance of protecting historic resources.

Can the owner still use the property as he likes?

Yes. Restrictions apply only when the owner wants to obtain a matching federal preservation grant or when he or she wants to apply for one of the federal income tax credits mentioned earlier. In those cases, the owner has to comply with the Secretary of the Interior's guidelines for rehabilitating the property. To take advantage of the tax credit, the owner should arrange to have both the property and

rehabilitation work "certified" before construction starts. The Secretary's guidelines are both reasonable and flexible. The federal income tax benefits can be very substantial. For more information, contact the Office of Parks, Recreation and Historic Preservation, Field Services Bureau, Agency Building 1, Empire State Plaza, Albany, N.Y. 12238, 518-474-0479.

The New York State Register of Historic Places is another list of historic resources, which was created by the State Historic Preservation Act of 1980. Structures and districts which are nominated to the National Register by the State Historic Preservation Office (OPRHP) are automatically listed in the State Register. The State Historic Preservation Act also provides for a review of the impact of a state funded or licensed project on historic resources listed in the State Register.

Where can I get more information if I need it?

The Preservation League of New York State will be pleased to help. Our office is located at 307 Hamilton Street, Albany, N.Y. 12210, 518-462-5658.

Suggested Reading

A Primer on Preservation Law in the State of New York. National Center for Preservation Law, 1981. \$10.00, postpaid. Available from Berle, Butzel, Kass & Case, 45 Rockefeller Plaza, New York, N.Y. 10111.

The following publications are available, postpaid, from Preservation League of New York State, 307 Hamilton Street, Albany, N.Y. 12210:

A Guide to the New York State Historic Preservation Act of 1980. Wendy E. Feuer. 1982. \$1.00. This leaflet describes the act's basic provisions and how citizens can utilize it to preserve historic resources.

A Primer: Preservation for the Property Owner. 1978. \$3.00. This handbook contains 15 articles from the Preservation League's syndicated newspaper series.

Preservation: Building Community Identity. 1981. \$2.50. This handbook includes articles on Main Street revitalization, farmland preservation, adaptive use of estates and religious properties, among other topics.

Robert E. Stipe is a distinguished lawyer and a former Trustee of the National Trust for Historic Preservation.

Photo credits. Page 1, Harry Thayer, p. 2, Hans Padelt, courtesy of Landmark Society of Western New York, p. 3, George S. Bolster.

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Additional copies of this leaflet are available for \$1.00, postpaid, from the Preservation League of New York State, 307 Hamilton Street, Albany, N.Y. 12210. Bulk rates are available. Printed in U.S.A. Copyright 1982.

SOURCES, ACKNOWLEDGMENTS AND STAFF
Appendix G.

MAJOR SOURCES

Maps of the town of Greece (Monroe Co. maps): 1852, 1858,
1872, 1902, 1924, 1959.

Rochester Suburban Directories: 1930 to present.

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